

**Regular Meeting  
Board of Zoning Appeals  
March 1, 2006**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Lloyd Martin took roll call as follows:

Chairman Jerry Uebelhor	-Present	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Present	Bldg. Comm. Dave Seger	-Present
Bob Cook	-Present	Atty Sandy Hemmerlein	-Present

**PLEDGE OF ALLEGIANCE**

Chairman Uebelhor led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the February 1, 2006 Regular Meeting were reviewed. Vice Chairman Blessinger made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 6-0.

**STATEMENT**

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

**Petition of Gregory M. Renner for a special exception to allow a Home Occupation (Wood Working Shop)**

Greg Renner was present to request a special exception to operate a home improvement business at his property located at 1903 and 1905 W. Schuetter Road. The public hearing was tabled at the January meeting to allow the Dubois County Health Department to inspect the septic system.

Mr. Renner provided information to the Board stating that the system was approved by the Dubois County Health Department and the Indiana State Department of Health. He said an overflow pipe was removed and capped 30 feet from the adjacent property line. A dye test was also performed by the Dubois County Health Department.

According to Mr. Renner, he plans to build an accessory building next to the house, which he intends to use for his home improvement business. The building would also have a small office area for handling his phone calls and to generate customer bills. Mr. Renner said the building would mostly be used as a "hobby shop" for his own personal use.

Mr. Renner assured the Board that all of his tools and equipment would be kept inside the building, and the property would be kept neat and clean. There would be no traffic or parking issues since most of his work would be done at the location that is being remodeled.

Tom Eversman was present in opposition of the home occupation. Mr. Eversman owns approximately 35 acres adjacent to the property. In his opinion, Mr. Eversman said the septic system was not fixed. In addition, he argued that Mr. Renner's woodworking would create industrial noise and odor that would be obnoxious and not harmonious with the building and grounds surrounding the proposed property.

After some discussion regarding Mr. Eversman's issues, Vice Chairman Blessinger made a motion to close the public hearing. Secretary Martin seconded it. Motion carried 6-0.

Bob Cook made a motion to grant a special exception to allow a Home Occupation (Home Improvement Business), with a woodworking shop as an accessory, at 1903 & 1905 Schuetter Road. Secretary Martin seconded it. Motion carried 6-0.

## **NEW BUSINESS**

### **Petition of Daniel and Rose Beckman for a variance to build within one foot of the side yard.**

Tom Schroering was present on behalf of Daniel and Rose Beckman to request a variance to build a garage within one foot of the side yard at their property located at 806 Jackson Street.

Plans are to build a garage on the north side, attached to the house with a breezeway. The garage would match the roof and overhang of the house.

There were no remonstrators present. After some discussion, Secretary Martin made a motion to close the public hearing. Bob Wright seconded it. Motion carried 6-0.

Vice Chairman Blessinger made a motion to grant a variance to build a garage within one foot of the side yard at 806 Jackson Street. Secretary Martin seconded it. Motion carried 6-0.

### **Petition of Heather Hostetter (owner) and Alyssa Antley (purchaser) for a special exception to allow a Home Occupation (cosmetologist).**

Alyssa Antley was present to request a special exception to operate a cosmetologist business at 326 E. 9<sup>th</sup> Street. Ms. Antley is in the process of purchasing the property contingent upon approval of a special exception.

Ms. Antley would operate the business by herself, no employees. There would be ample parking with no more than two customers at one time and by appointment only.

There were no remonstrators present. Vice Chairman Blessinger made a motion to close the public hearing. Bob Wright seconded it. Motion carried 6-0.

Bob Wright made a motion to grant a special exception to allow a Home Occupation (cosmetologist) at 326 E. 9<sup>th</sup> Street. Randy Mehringer seconded it. Motion carried 6-0.

Petition of Rick W. Stradtner, DBA Stradtner Properties, for a special exception to allow a drive-in business in a B-2 (Business) zone.

Architect Ron Flick was present on behalf of Rick Stradtner to request a special exception to allow a drive-thru business at 201 W. 6<sup>th</sup> Street.

Plans are to relocate Flick's Drugs to the new location. The proposal includes a canopy structure and a drive-thru addition to the west side of the building with a turn-around off of the existing parking lot for prescription pick-up.

In addition to the pharmacy on the west side, Mr. Stradtner intends to utilize the opposite end of the building for displaying home medical equipment.

Maureen Braun, owner of Finishing Touches, wrote a letter in favor of the special exception request. The letter also stated that Ms. Braun has spoken with many Greater Downtown Jasper Business Association members also in favor of the proposal.

There were no remonstrators present. Randy Mehringer made a motion to close the public hearing. Vice Chairman Blessinger seconded it. Motion carried 6-0.

Randy Mehringer made a motion to grant a special exception to allow a drive-thru business in a B-2 (Business) zone at 201 W. 6<sup>th</sup> Street. Secretary Martin seconded it. Motion carried 6-0.

Petition of Wal-Mart Real Estate Business Trust for a variance from Section 16.03.060 (Limitation on Signs).

Withdrew request per letter dated February 16, 2006.

Petition of Wal-Mart Real Estate Business Trust for a variance from Section 16.02.140 (Height Regulations).

Withdrew request per letter dated February 16, 2006.

With no further discussion, Vice Chairman Blessinger made a motion to adjourn the meeting. Bob Wright seconded it. The motion carried 6-0, and the meeting was adjourned at 7:44 p.m.

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Jerry Uebelhor, Chairman

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Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary